HOUSING MARKET INFORMATION

HOUSING NOW
Regina CMA

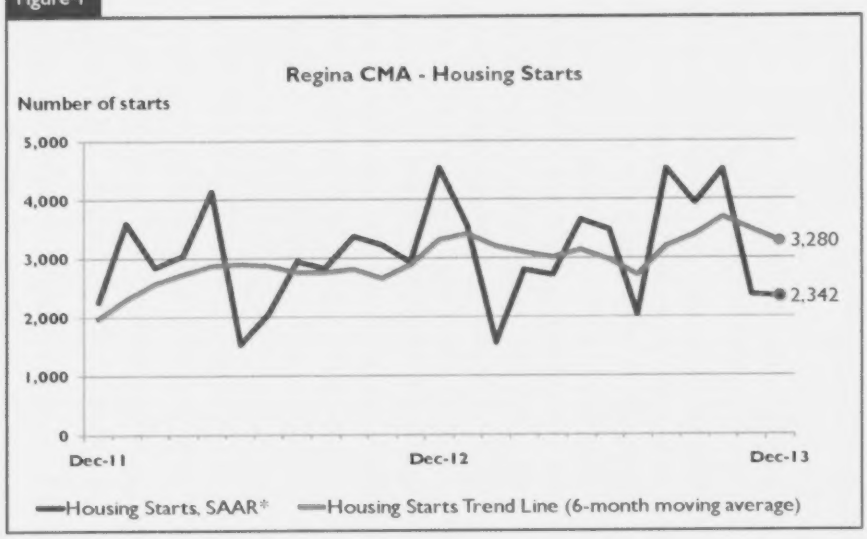
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2014

Highlights

- Total housing starts trended lower over the fourth quarter
- Average absorbed price for single-detached units increased from the previous year
- Demand and supply conditions in the resale market remained balanced

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 New Home Market
3 Existing Home Market
4 Economy at a Glance
5 Maps of Regina
11 Housing Now Report Tables
12 Housing Starts (SAAR and Trend)
13 Summary by Market
19 Starts
23 Completions
26 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

New Home Market

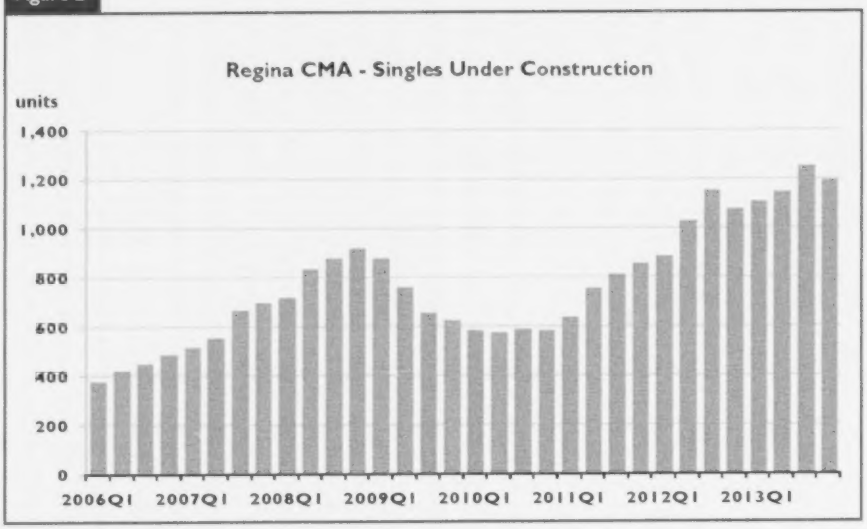
Housing starts in the Regina Census Metropolitan Area (CMA) were trending at 3,280 units in December compared to 3,471 in November and 3,685 in October. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

During the fourth quarter, actual housing starts in the Regina CMA totalled 739 units, down 15 per cent from 873 units in the same period one year prior. This stemmed from a 28 per cent year-over-year decline in multi-family starts that more than offset the 15 per cent gain in single-detached starts during the quarter. For all of 2013, housing starts in Regina numbered 3,122 units, up marginally from 3,093 units started in the previous year. This also represents the highest level of construction since 1977. Heightened net migration and job creation contributed to the strong performance last year. A low rental apartment vacancy rate and increasing demand for lower-priced row units also prompted a faster pace of housing starts in 2013.

In the final quarter of 2013, local builders in Regina poured foundations for 294 single-detached homes, compared to 256 units in the same period of 2012. November was the only month in the quarter to record a year-over-year reduction in starts. After four quarters in 2013, a total of 1,246 single-detached units were initiated in Regina, down three per cent from 1,289 in 2012.

There were 1,193 single-detached units under construction at the end of the fourth quarter of 2013. While this represented a slight reduction from the third quarter, it was still 11 per cent higher than the 1,072 single-detached units under construction at the end of 2012. A total of 349 single-detached homes were completed during the fourth quarter, up 5.4 per cent from 331 in the corresponding period of 2012. Meanwhile, there were 320 single-detached homes absorbed in the fourth quarter of 2013, compared to 318 units in the same period one year prior. With completions surpassing absorptions, the inventory of complete and unabsorbed single-detached homes increased in the fourth quarter. Single-detached inventory stood at 102 units at the end of the fourth quarter, up 59 per cent from one year earlier.

Figure 2



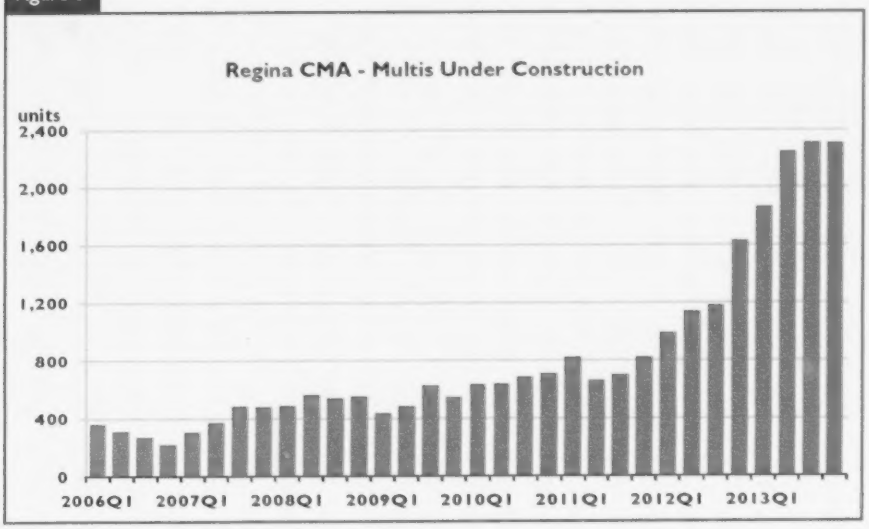
Source: CMHC

The average absorbed price for a single-detached home in Regina was $503,542 in the fourth quarter, up 7.6 per cent from the corresponding period of 2012. Composition was a factor supporting price growth as the share of homes selling above $500,000 increased to 38 per cent in the fourth quarter from 28 per cent in the same period one year prior. By comparison, the pace of the increase in contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) for Regina averaged 2.8 per cent, year-over-year, from January through November 2013.

During the last three months of 2013, multi-family starts, which consist of semi-detached, row, and apartment units, totalled 445 units, down 28 per cent from the 617 units initiated in the same period of 2012. Apartment starts contributed 309 units to this total, down from 411 units a year earlier. Meanwhile, row starts reported an increase to 114 units in the fourth quarter from 46 in the same period one year earlier. Semi-detached starts, however, declined by 86 per cent to 22 units from 160 under the same comparison. Spurred by persistently low rental vacancy rates and increasing demand for row units, local builders in Regina initiated a record 1,876 multi-family units in 2013, up four per cent from the previous record of 1,804 units one year prior. Of the 1,876 multi-family units started in 2013, 758 units or 40 per cent were intended for the rental market, up from the 517 market rental units started in 2012.

The number of multi-family

Figure 3



Source: CMHC

completions for rental tenure in the fourth quarter stood at 248 units, up from 38 in the same period one year prior. An additional 198 completions occurred in the multi-family ownership market. By comparison, there were 187 multi-family homes absorbed for ownership tenure in the fourth quarter, up from 142 than in the same period of 2012. Given this, the inventory of complete and unabsorbed multi-family units in the ownership market stood at 62 at the end of December, up 77 per cent from corresponding levels in 2012. Among this inventory, 45 were apartment units, with the remainder split between semi-detached and row units. The overall number of multi-family units under construction stood at 2,302 units in December, up 41 per cent from 1,629 in the same period one year prior.

Existing Home Market

The pace of residential MLS® sales in Regina quickened in the fourth quarter compared to the same period of 2012. Two out of three months in the quarter recorded year-over-year gains in sales, resulting in a quarterly total of 765 resale transactions. This represented an increase of 6.4 per cent from 719 sales in the same period one year earlier. Despite the gain in the fourth quarter, a total of 3,692 homes were sold in Regina in 2013, down 6.6 per cent from 3,952 one year prior. A number of factors including lower, yet elevated, net migration and competition from the new home market contributed to the slightly lower sales in 2013.

An average of 1,507 active listings was recorded during the fourth quarter of 2013, up 33 per cent from the same quarter a year earlier. With listings growing faster than sales, the sales-to-active listings ratio declined to average 17 per cent in the fourth quarter from 21 per cent in the same period one year earlier. As a result, homes spent a few more days on the market, with the listing period averaging 43 days during the fourth quarter compared to 38 days in the corresponding period of 2012.

MLS® residential prices increased marginally to an average of $306,912 from $306,297 in the same quarter one year prior. The reduction in price pressures during the quarter can be attributed to increased active listings relative to sales, as well as an increase in the number of homes selling in the lower price ranges of the market. After four quarters, the average resale price in Regina rose 3.7 per cent to $312,355 in 2013 from $301,145 in the previous year. This compares to an 8.5 per cent gain in average price in 2012.

Figure 4

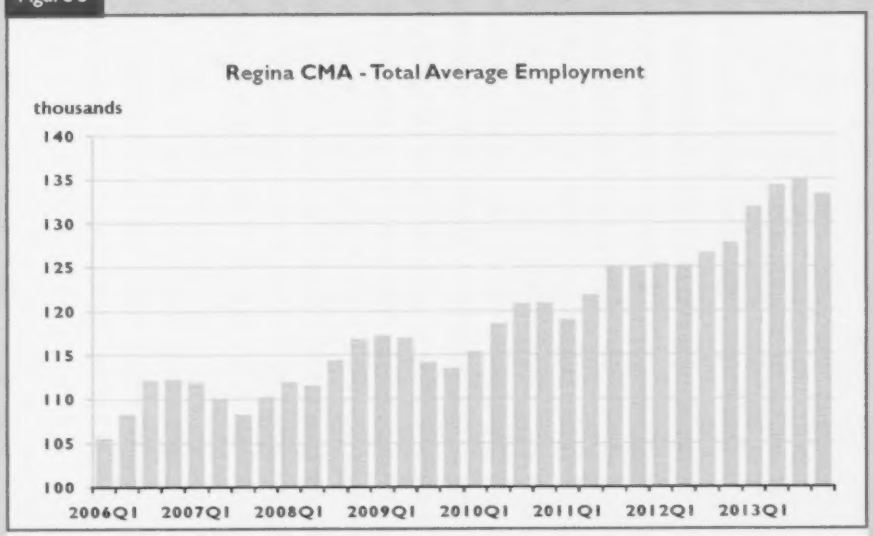
Source: CREA

Economy at a Glance

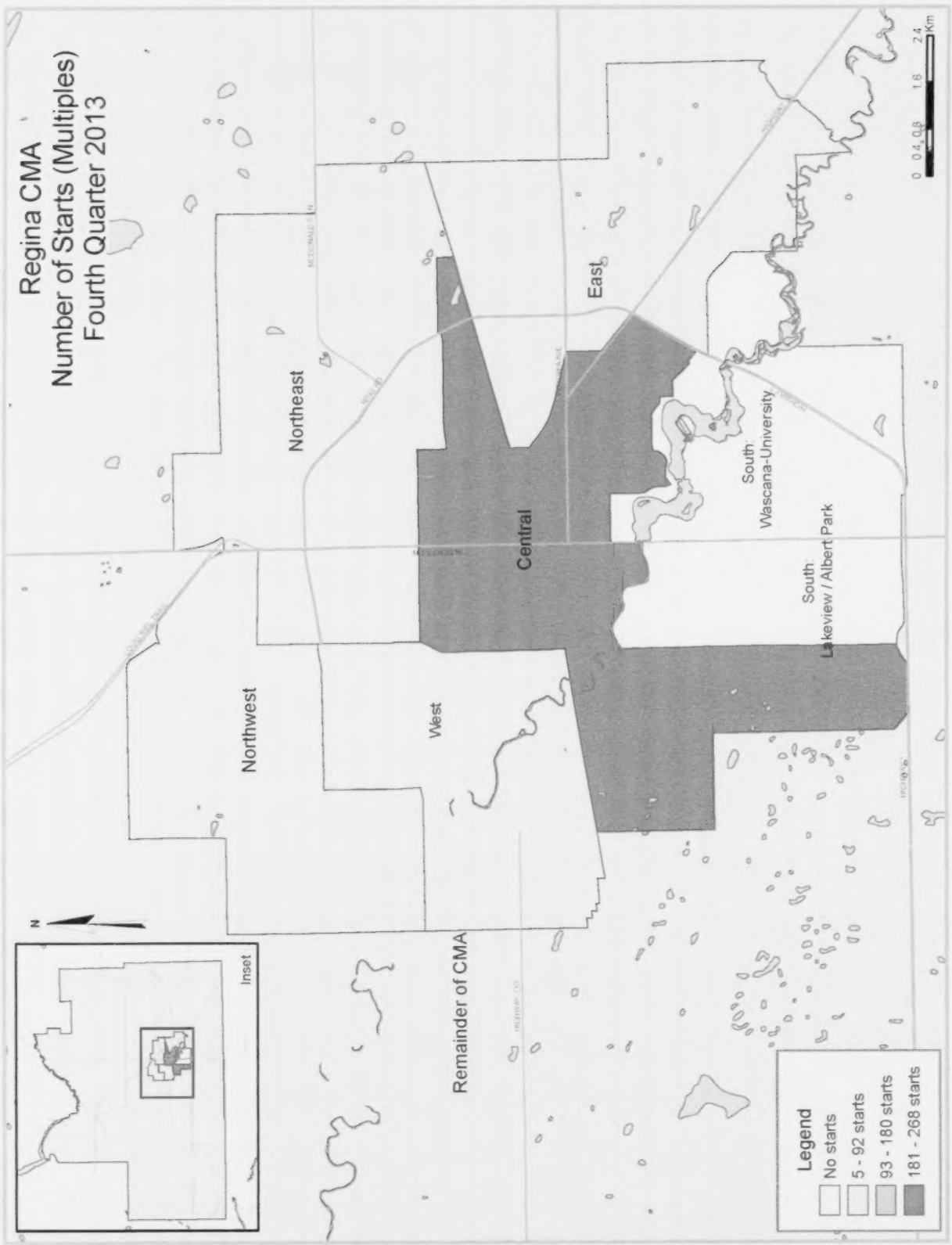
Average employment in Regina increased 5.9 per cent to 133,600 positions in 2013, up from 126,200 in 2012. This represented the creation of 7,500 new jobs, consisting of 6,000 full-time and 1,500 part-time positions. Notwithstanding the strong gains in employment on an annual basis, a loss of 3,200 jobs during the fourth quarter of 2013 pushed up Regina's seasonally-adjusted unemployment rate to 4.2 per cent from 3.0 per cent in the third quarter. In addition, average weekly earnings in Regina decreased by 1.6 per cent in the fourth quarter to $949 from $964 in the corresponding period of 2012.

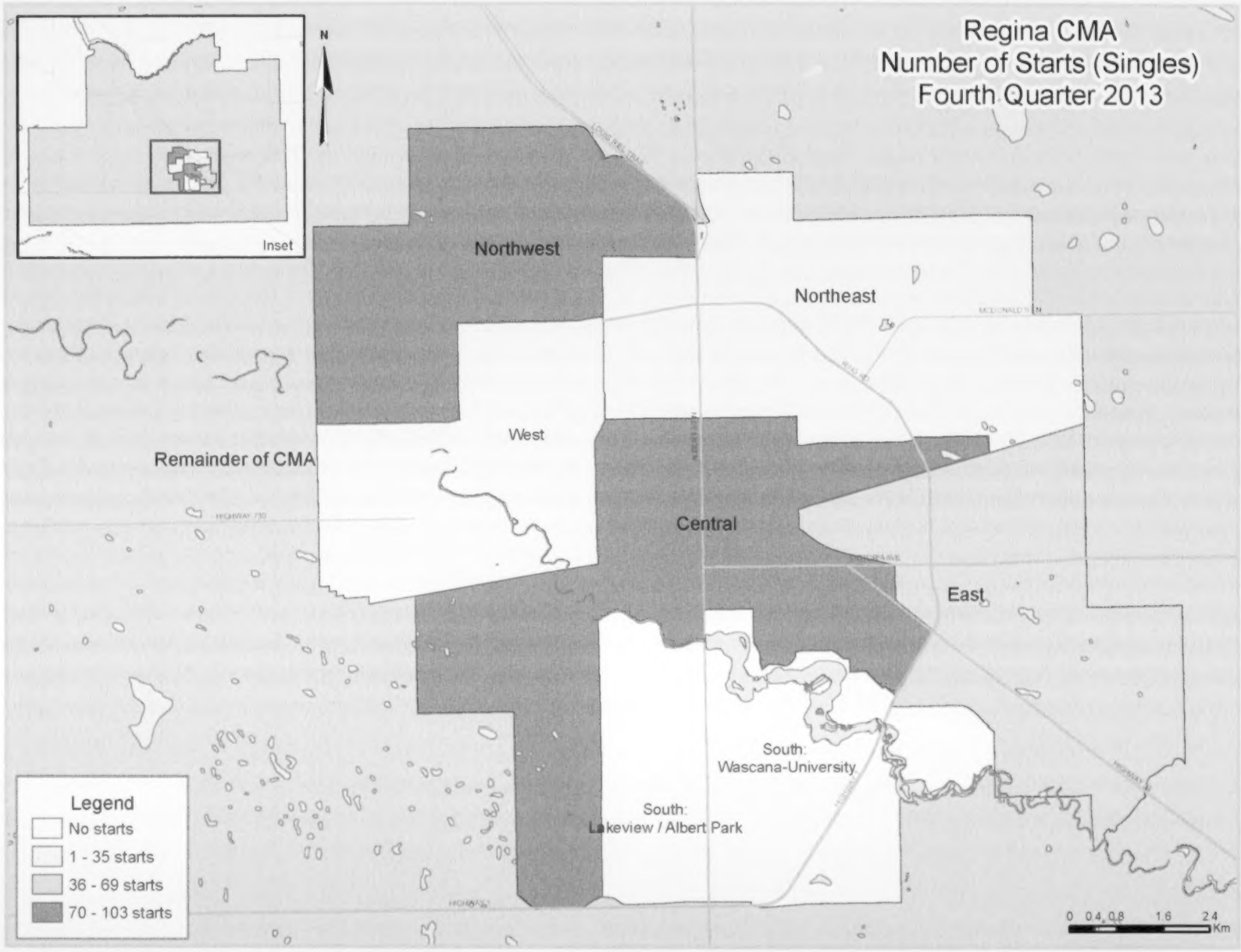
With economic prospects improving in other regions within Canada, particularly in Alberta, total net migration to Saskatchewan moderated during the first three quarters of 2013. Saskatchewan attracted a total of 12,281 net migrants through September, down 12 per cent from 13,974 in the corresponding period of 2012. The largest reduction was in net interprovincial migration, which declined 40 per cent to 1,505 people during the first three quarters of 2013, compared to 2,522 in the same period one year earlier. In addition, a net total of 7,372 international migrants arrived in the Saskatchewan during the first three quarters of 2013, down 15 per cent from the previous year. By comparison, a net total of 3,404 non-permanent residents entered the province through September, up 23 per cent from 2,761 in the same period in 2012. Despite the overall reduction, net migration remains an important driver of population growth and new household formation, thus supporting housing demand in Saskatchewan.

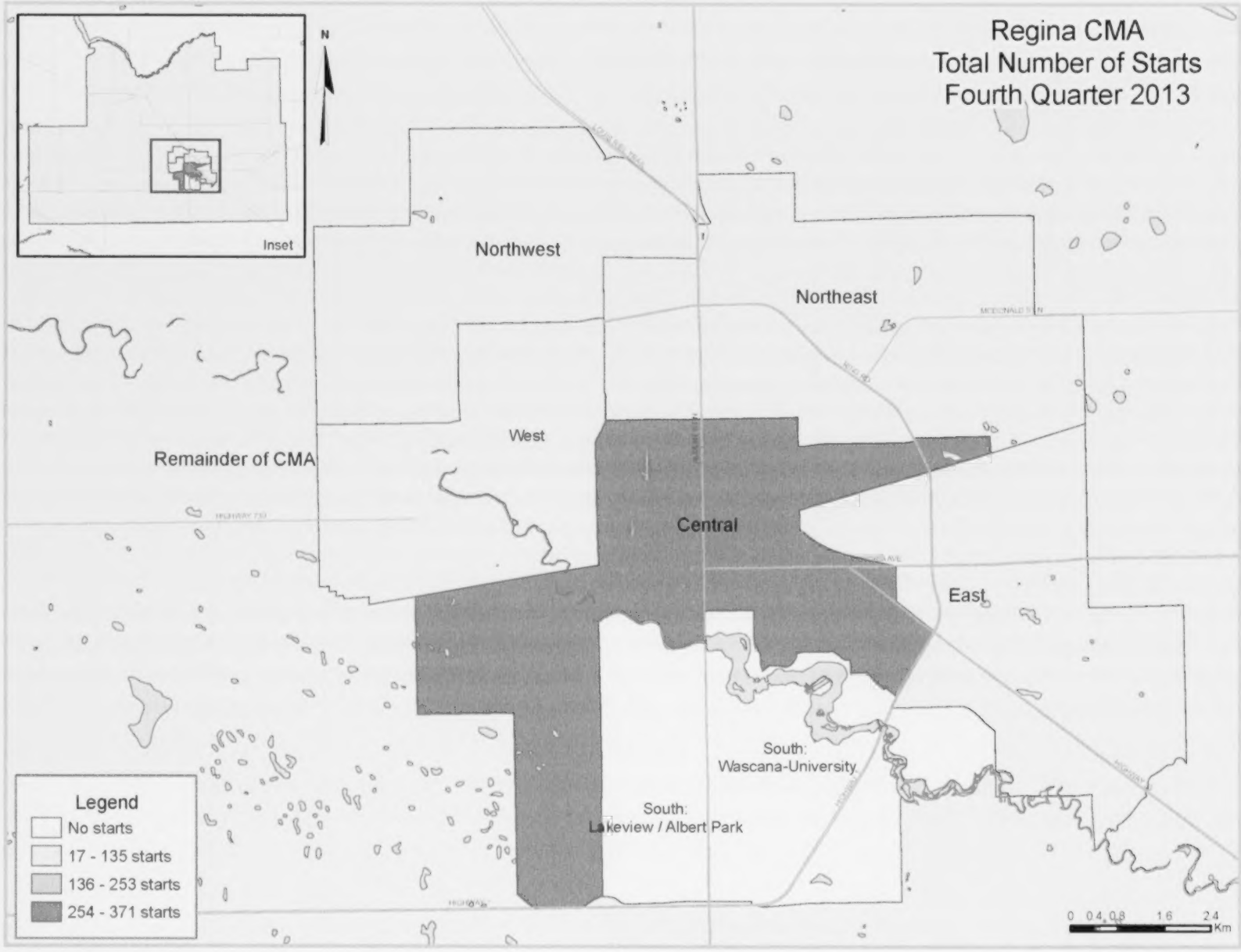
Figure 5

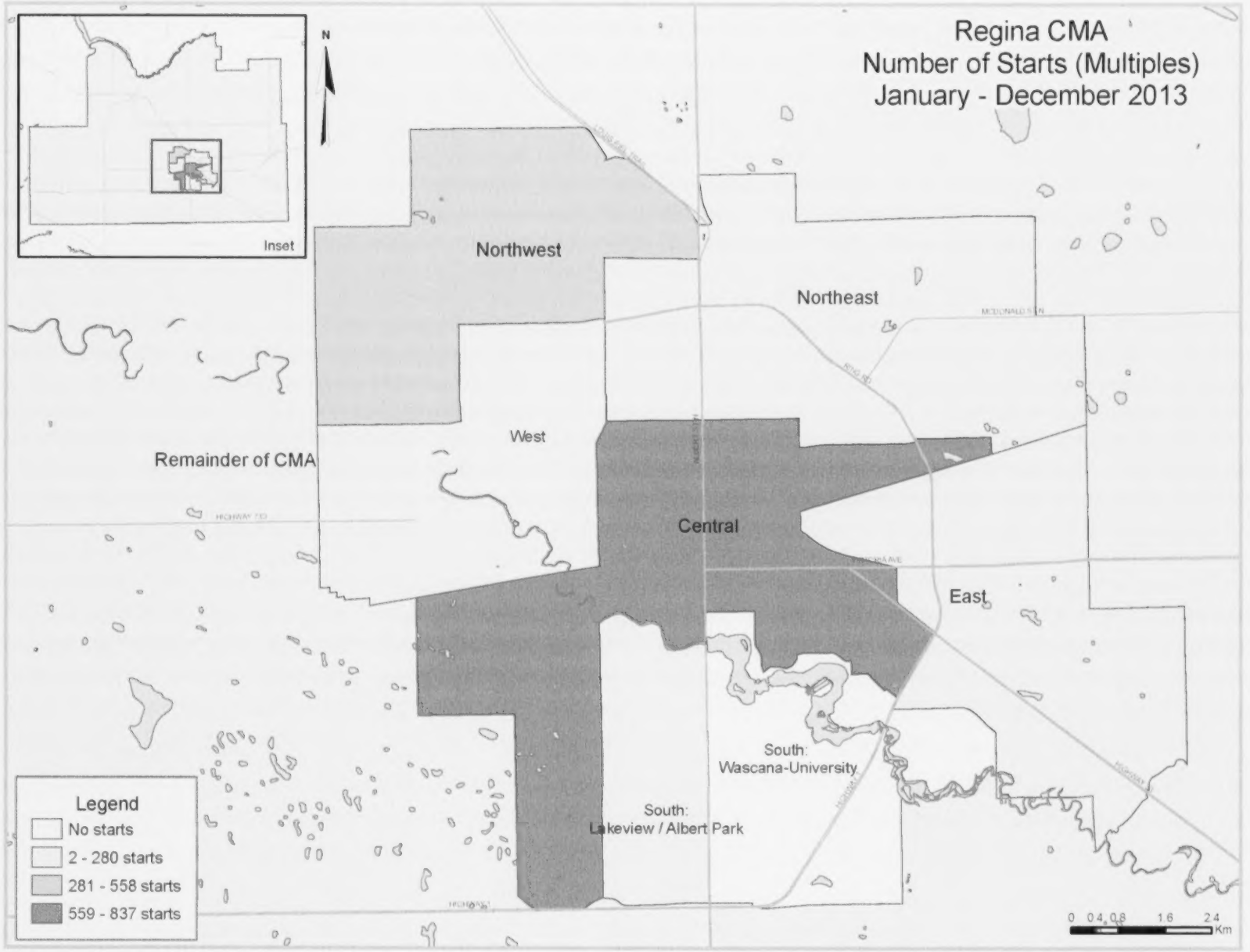


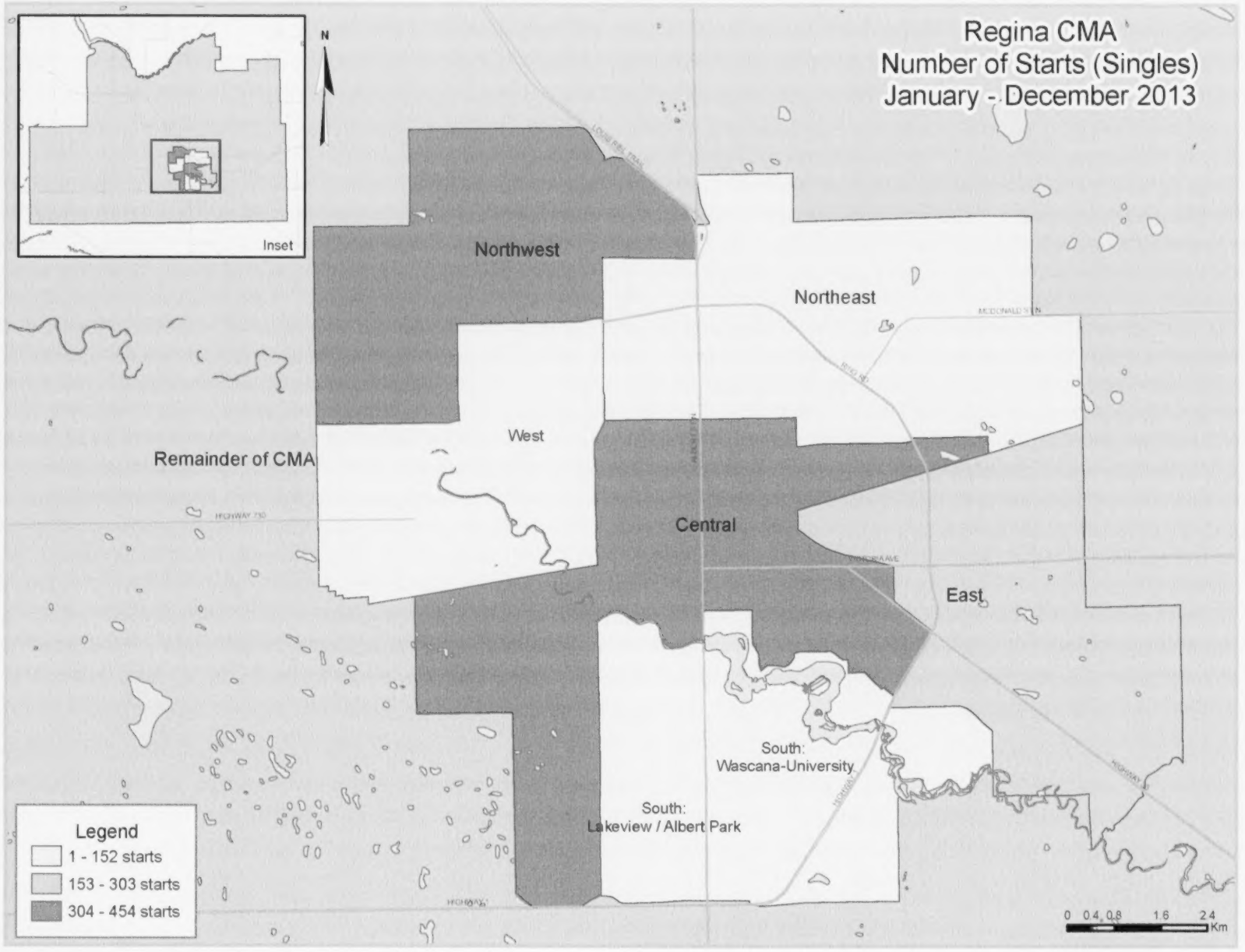
Source: Statistics Canada, Saskatoon SA Employment, All Ages (15+), Total, Both sexes

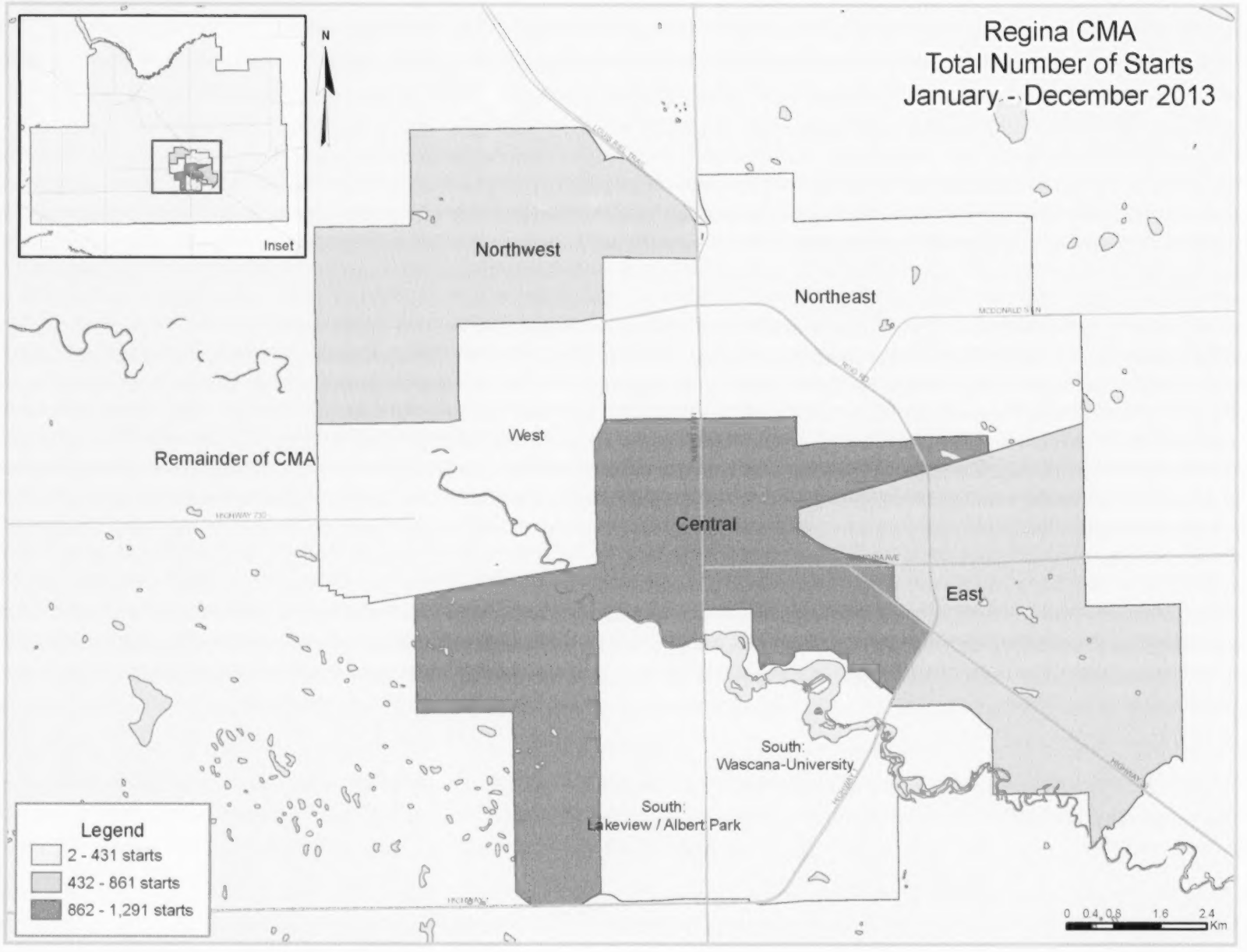

Regina CMA
Number of Starts (Multiples)
Fourth Quarter 2013
Northeast
East
Central
South
Wascana-University
South
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
5 - 92 starts
93 - 180 starts
181 - 268 starts


Regina CMA
Number of Starts (Singles)
Fourth Quarter 2013
Inset
N
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
1 - 35 starts
36 - 69 starts
70 - 103 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
Fourth Quarter 2013
Inset
N
Northwest
Northeast
West
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Remainder of CMA
Legend
No starts
17 - 135 starts
136 - 253 starts
254 - 371 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Multiples)
January - December 2013
N
Inset
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
2 - 280 starts
281 - 558 starts
559 - 837 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Singles)
January - December 2013
N
Inset
Northwest
Northeast
West
Central
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
1 - 152 starts
153 - 303 starts
304 - 454 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
January - December 2013
N
Inset
Northwest
Northeast
West
Remainder of CMA
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
2 - 431 starts
432 - 861 starts
862 - 1,291 starts
0 0.4 0.8 1.6 2.4
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) December 2013								
Regina CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2011	2012	Oct. 2013	Nov. 2013	Dec. 2013	Oct. 2013	Nov. 2013	Dec. 2013
Single-Detached	958	1,289	1,314	1,188	1,358	1,291	1,251	1,308
Multiples	736	1,804	3,180	1,176	984	2,394	2,220	1,972
Total	1,694	3,093	4,494	2,364	2,342	3,685	3,471	3,280
	Quarterly SAAR		Actual			YTD		
	2013 Q3	2013 Q4	2012 Q4	2013 Q4	% change	2012 Q4	2013 Q4	% change
Single-Detached	1,286	1,285	256	294	14.8%	1,289	1,246	-3.3%
Multiples	2,164	1,780	617	445	-27.9%	1,804	1,876	4.0%
Total	3,450	3,065	873	739	-15.3%	3,093	3,122	0.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Regina CMA
Fourth Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2013	294	8	3	0	113	131	12	178	739
Q4 2012	255	58	0	1	42	189	106	222	873
% Change	15.3	-86.2	n/a	-100.0	169.0	-30.7	-88.7	-19.8	-15.3
Year-to-date 2013	1,246	96	7	0	392	617	28	736	3,122
Year-to-date 2012	1,287	204	39	1	166	844	183	369	3,093
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
UNDER CONSTRUCTION									
Q4 2013	1,190	68	4	2	372	1,120	59	680	3,495
Q4 2012	1,067	154	24	5	144	812	201	294	2,701
% Change	11.5	-55.8	-83.3	-60.0	158.3	37.9	-70.6	131.3	29.4
COMPLETIONS									
Q4 2013	348	42	4	1	46	106	46	202	795
Q4 2012	323	16	6	0	37	86	38	0	506
% Change	7.7	162.5	-33.3	n/a	24.3	23.3	21.1	n/a	57.1
Year-to-date 2013	1,123	154	30	4	164	396	177	438	2,486
Year-to-date 2012	1,033	42	6	4	132	470	120	257	2,064
% Change	8.7	**	**	0.0	24.2	-15.7	47.5	70.4	20.4
COMPLETED & NOT ABSORBED									
Q4 2013	98	15	0	4	2	45	n/a	n/a	164
Q4 2012	63	3	0	1	2	30	n/a	n/a	99
% Change	55.6	**	n/a	**	0.0	50.0	n/a	n/a	65.7
ABSORBED									
Q4 2013	320	43	4	0	47	93	n/a	n/a	507
Q4 2012	318	17	6	0	36	83	n/a	n/a	460
% Change	0.6	152.9	-33.3	n/a	30.6	12.0	n/a	n/a	10.2
Year-to-date 2013	1,081	142	30	1	164	381	n/a	n/a	1,799
Year-to-date 2012	1,031	34	6	1	133	473	n/a	n/a	1,678
% Change	4.8	**	**	0.0	23.3	-19.5	n/a	n/a	7.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2013	103	4	0	0	83	25	12	144	371
Q4 2012	87	28	0	0	30	72	48	34	299
South: Lakeview / Albert Park									
Q4 2013	0	0	0	0	0	0	0	0	0
Q4 2012	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q4 2013	0	0	0	0	0	0	0	0	0
Q4 2012	1	0	0	0	0	0	0	0	1
East									
Q4 2013	57	0	0	0	2	106	0	6	171
Q4 2012	45	24	0	1	0	30	12	0	112
West									
Q4 2013	1	0	0	0	4	0	0	12	17
Q4 2012	0	2	0	0	7	36	6	0	51
Northeast									
Q4 2013	3	0	0	0	0	0	0	16	19
Q4 2012	2	0	0	0	0	0	40	4	46
Northwest									
Q4 2013	81	2	0	0	24	0	0	0	107
Q4 2012	83	0	0	0	0	39	0	184	306
Remainder of the CMA									
Q4 2013	49	2	3	0	0	0	0	0	54
Q4 2012	35	4	0	0	5	12	0	0	56
Regina CMA									
Q4 2013	294	8	3	0	113	131	12	178	739
Q4 2012	255	58	0	1	42	189	106	222	873

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2013	396	42	4	0	197	473	31	268	1,411
Q4 2012	278	96	24	0	66	306	109	34	913
South: Lakeview / Albert Park									
Q4 2013	5	0	0	0	0	0	0	2	7
Q4 2012	9	0	0	0	0	0	0	0	9
South: Wascana-Univerity									
Q4 2013	2	0	0	0	8	77	0	0	87
Q4 2012	1	0	0	0	8	77	0	0	86
East									
Q4 2013	222	20	0	2	39	477	0	8	768
Q4 2012	188	30	0	5	42	338	12	0	615
West									
Q4 2013	2	0	0	0	13	54	2	26	97
Q4 2012	3	2	0	0	19	36	6	0	66
Northeast									
Q4 2013	4	0	0	0	0	0	26	110	140
Q4 2012	11	20	0	0	0	0	74	76	181
Northwest									
Q4 2013	267	2	0	0	100	39	0	266	674
Q4 2012	306	2	0	0	0	39	0	184	531
Remainder of the CMA									
Q4 2013	292	4	0	0	15	0	0	0	311
Q4 2012	271	4	0	0	9	16	0	0	300
Regina CMA									
Q4 2013	1,190	68	4	2	372	1,120	59	680	3,495
Q4 2012	1,067	154	24	5	144	812	201	294	2,701

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2013	131	26	4	0	20	37	14	22	254
Q4 2012	80	14	6	0	12	9	32	0	153
South: Lakeview / Albert Park									
Q4 2013	2	0	0	0	0	0	0	0	2
Q4 2012	1	0	0	0	0	0	0	0	1
South: Wascana-Univerity									
Q4 2013	1	0	0	0	0	0	0	0	1
Q4 2012	1	0	0	0	0	0	0	0	1
East									
Q4 2013	67	12	0	0	0	51	0	2	132
Q4 2012	54	0	0	0	11	77	0	0	142
West									
Q4 2013	0	0	0	0	23	18	4	6	51
Q4 2012	3	0	0	0	4	0	6	0	13
Northeast									
Q4 2013	1	0	0	0	0	0	28	6	35
Q4 2012	3	2	0	0	0	0	0	0	5
Northwest									
Q4 2013	82	0	0	1	0	0	0	166	249
Q4 2012	124	0	0	0	5	0	0	0	129
Remainder of the CMA									
Q4 2013	64	4	0	0	3	0	0	0	71
Q4 2012	57	0	0	0	5	0	0	0	62
Regina CMA									
Q4 2013	348	42	4	1	46	106	46	202	795
Q4 2012	323	16	6	0	37	86	38	0	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2013	46	6	0	0	0	29	n/a	n/a	81
Q4 2012	19	2	0	0	0	12	n/a	n/a	33
South: Lakeview / Albert Park									
Q4 2013	1	0	0	0	0	0	n/a	n/a	1
Q4 2012	0	0	0	0	0	0	n/a	n/a	0
South: Wascana-Univerity									
Q4 2013	0	0	0	0	0	1	n/a	n/a	1
Q4 2012	0	0	0	0	0	15	n/a	n/a	15
East									
Q4 2013	24	9	0	3	0	15	n/a	n/a	51
Q4 2012	22	0	0	1	2	3	n/a	n/a	28
West									
Q4 2013	1	0	0	0	2	0	n/a	n/a	3
Q4 2012	0	0	0	0	0	0	n/a	n/a	0
Northeast									
Q4 2013	1	0	0	0	0	0	n/a	n/a	1
Q4 2012	0	0	0	0	0	0	n/a	n/a	0
Northwest									
Q4 2013	20	0	0	1	0	0	n/a	n/a	21
Q4 2012	20	0	0	0	0	0	n/a	n/a	20
Remainder of the CMA									
Q4 2013	5	0	0	0	0	0	n/a	n/a	5
Q4 2012	2	1	0	0	0	0	n/a	n/a	3
Regina CMA									
Q4 2013	98	15	0	4	2	45	n/a	n/a	164
Q4 2012	63	3	0	1	2	30	n/a	n/a	99

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2013	111	27	4	0	20	25	n/a	n/a	187
Q4 2012	80	16	6	0	12	9	n/a	n/a	123
South: Lakeview / Albert Park									
Q4 2013	1	0	0	0	0	0	n/a	n/a	1
Q4 2012	1	0	0	0	0	0	n/a	n/a	1
South: Wascana-Univerity									
Q4 2013	1	0	0	0	0	1	n/a	n/a	2
Q4 2012	1	0	0	0	0	0	n/a	n/a	1
East									
Q4 2013	64	12	0	0	0	49	n/a	n/a	125
Q4 2012	49	0	0	0	10	74	n/a	n/a	133
West									
Q4 2013	0	0	0	0	24	18	n/a	n/a	42
Q4 2012	3	0	0	0	4	0	n/a	n/a	7
Northeast									
Q4 2013	0	0	0	0	0	0	n/a	n/a	0
Q4 2012	3	0	0	0	0	0	n/a	n/a	3
Northwest									
Q4 2013	82	0	0	0	0	0	n/a	n/a	82
Q4 2012	124	0	0	0	5	0	n/a	n/a	129
Remainder of the CMA									
Q4 2013	61	4	0	0	3	0	n/a	n/a	68
Q4 2012	57	1	0	0	5	0	n/a	n/a	63
Regina CMA									
Q4 2013	320	43	4	0	47	93	n/a	n/a	507
Q4 2012	318	17	6	0	36	83	n/a	n/a	460

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Regina CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
2005	566	8	1	6	193	70	6	38	888
% Change	-4.6	**	n/a	-50.0	-38.9	-74.5	-86.0	**	-28.5
2004	593	2	0	12	316	274	43	2	1,242

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Central	103	87	16	70	83	36	169	106	371	299	24.1
South: Lakeview / Albert Park	0	2	0	0	0	0	0	0	0	2	-100.0
South: Wascana-Univerity	0	1	0	0	0	0	0	0	0	1	-100.0
East	57	46	2	36	0	0	112	30	171	112	52.7
West	1	0	0	10	4	5	12	36	17	51	-66.7
Northeast	3	2	0	40	0	0	16	4	19	46	-58.7
Northwest	81	83	2	0	24	0	0	223	107	306	-65.0
Remainder of the CMA	49	35	2	4	3	5	0	12	54	56	-3.6
Regina CMA	294	256	22	160	114	46	309	411	739	873	-15.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	454	354	74	226	209	106	554	333	1291	1019	26.7
South: Lakeview / Albert Park	3	8	0	0	0	0	2	0	5	8	-37.5
South: Wascana-Univerity	2	2	0	0	0	8	0	77	2	87	-97.7
East	244	233	40	44	37	55	309	365	630	697	-9.6
West	1	5	4	18	37	17	68	36	110	76	44.7
Northeast	5	13	0	92	0	0	40	76	45	181	-75.1
Northwest	317	437	2	2	100	5	384	310	803	754	6.5
Remainder of the CMA	220	237	4	4	12	14	0	16	236	271	-12.9
Regina CMA	1,246	1,289	124	386	395	205	1,357	1,213	3,122	3,093	0.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Central	83	30	0	6	25	72	144	34
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	0	0	0	106	30	6	0
West	4	5	0	0	0	36	12	0
Northeast	0	0	0	0	0	0	16	4
Northwest	24	0	0	0	0	39	0	184
Remainder of the CMA	3	5	0	0	0	12	0	0
Regina CMA	114	40	0	6	131	189	178	222

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	205	100	4	6	286	299	268	34
South: Lakeview / Albert Park	0	0	0	0	0	0	2	0
South: Wascana-Univerity	0	8	0	0	0	77	0	0
East	37	55	0	0	299	365	10	0
West	37	17	0	0	36	36	32	0
Northeast	0	0	0	0	0	0	40	76
Northwest	100	5	0	0	0	51	384	259
Remainder of the CMA	12	14	0	0	0	16	0	0
Regina CMA	391	199	4	6	621	844	736	369

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Central	107	115	108	102	156	82	371	299
South: Lakeview / Albert Park	0	2	0	0	0	0	0	2
South: Wascana-Univerity	0	1	0	0	0	0	0	1
East	57	69	108	31	6	12	171	112
West	1	2	4	43	12	6	17	51
Northeast	3	2	0	0	16	44	19	46
Northwest	83	83	24	39	0	184	107	306
Remainder of the CMA	54	39	0	17	0	0	54	56
Regina CMA	305	313	244	232	190	328	739	873

Table 2.5: Starts by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	510	530	487	360	294	129	1291	1019
South: Lakeview / Albert Park	3	8	0	0	2	0	5	8
South: Wascana-Univerity	2	2	0	85	0	0	2	87
East	282	262	338	423	10	12	630	697
West	1	9	75	57	34	10	110	76
Northeast	5	39	0	0	40	142	45	181
Northwest	319	439	100	56	384	259	803	754
Remainder of the CMA	227	241	9	30	0	0	236	271
Regina CMA	1,349	1,530	1,009	1,011	764	552	3,122	3,093

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Central	131	88	40	38	24	18	59	9	254	153	66.0
South: Lakeview / Albert Park	2	1	0	0	0	0	0	0	2	1	100.0
South: Wascana-Univerity	1	1	0	0	0	0	0	0	1	1	0.0
East	67	54	12	2	0	9	53	77	132	142	-7.0
West	0	3	4	6	23	4	24	0	51	13	**
Northeast	1	3	28	2	0	0	6	0	35	5	**
Northwest	83	124	0	0	0	5	166	0	249	129	93.0
Remainder of the CMA	64	57	4	0	3	5	0	0	71	62	14.5
Regina CMA	349	331	88	48	50	41	308	86	795	506	57.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Central	343	297	184	86	109	104	153	254	789	741	6.5
South: Lakeview / Albert Park	7	11	0	0	0	0	0	36	7	47	-85.1
South: Wascana-Univerity	1	3	0	0	0	0	0	0	1	3	-66.7
East	213	198	56	2	42	19	333	286	644	505	27.5
West	2	20	10	10	43	9	24	0	79	39	102.6
Northeast	12	23	68	8	0	20	6	0	86	51	68.6
Northwest	356	332	2	2	0	5	302	151	660	490	34.7
Remainder of the CMA	197	181	4	2	3	5	16	0	220	188	17.0
Regina CMA	1,131	1,065	324	110	197	162	834	727	2,486	2,064	20.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Central	24	18	0	0	37	9	22	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	9	0	0	51	77	2	0
West	23	4	0	0	18	0	6	0
Northeast	0	0	0	0	0	0	6	0
Northwest	0	5	0	0	0	0	166	0
Remainder of the CMA	3	5	0	0	0	0	0	0
Regina CMA	50	41	0	0	106	86	202	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	104	100	5	4	113	90	40	164
South: Lakeview / Albert Park	0	0	0	0	0	36	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	42	13	0	6	249	280	84	6
West	43	9	0	0	18	0	6	0
Northeast	0	0	0	20	0	0	6	0
Northwest	0	5	0	0	0	64	302	87
Remainder of the CMA	3	5	0	0	16	0	0	0
Regina CMA	192	132	5	30	396	470	438	257

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Central	161	100	57	21	36	32	254	153
South: Lakeview / Albert Park	2	1	0	0	0	0	2	1
South: Wascana-Univerity	1	1	0	0	0	0	1	1
East	79	54	51	88	2	0	132	142
West	0	3	41	4	10	6	51	13
Northeast	1	5	0	0	34	0	35	5
Northwest	82	124	1	5	166	0	249	129
Remainder of the CMA	68	57	3	5	0	0	71	62
Regina CMA	394	345	153	123	248	38	795	506

Table 3.5: Completions by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Central	473	322	187	184	129	235	789	741
South: Lakeview / Albert Park	7	11	0	36	0	0	7	47
South: Wascana-Univerity	1	3	0	0	0	0	1	3
East	256	194	294	299	94	12	644	505
West	2	12	63	13	14	14	79	39
Northeast	10	24	0	0	76	27	86	51
Northwest	357	332	1	69	302	89	660	490
Remainder of the CMA	201	183	19	5	0	0	220	188
Regina CMA	1,307	1,081	564	606	615	377	2,486	2,064

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2013	2	1.8	16	14.5	27	24.5	27	24.5	38	34.5	110	465,951	510,277
Q4 2012	7	8.9	22	27.8	16	20.3	13	16.5	21	26.6	79	432,896	465,073
Year-to-date 2013	16	5.3	74	24.4	72	23.8	56	18.5	85	28.1	303	435,000	476,841
Year-to-date 2012	52	19.3	60	22.3	61	22.7	39	14.5	57	21.2	269	419,566	440,663
South: Lakeview / Albert Park													
Q4 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--
South: Wascana-University													
Q4 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Q4 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
East													
Q4 2013	0	0.0	3	4.8	12	19.0	11	17.5	37	58.7	63	529,900	561,381
Q4 2012	1	2.0	13	26.5	6	12.2	10	20.4	19	38.8	49	469,900	513,525
Year-to-date 2013	0	0.0	31	15.1	41	20.0	37	18.0	96	46.8	205	489,900	574,145
Year-to-date 2012	9	4.6	43	21.9	28	14.3	40	20.4	76	38.8	196	474,950	508,897
West													
Q4 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	7	70.0	2	20.0	0	0.0	0	0.0	1	10.0	10	292,450	336,767
Northeast													
Q4 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2012	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	1	20.0	1	20.0	1	20.0	0	0.0	2	40.0	5	--	--
Year-to-date 2012	11	57.9	3	15.8	1	5.3	3	15.8	1	5.3	19	329,900	357,253
Northwest													
Q4 2013	7	9.3	16	21.3	12	16.0	21	28.0	19	25.3	75	455,872	464,757
Q4 2012	8	6.7	33	27.5	32	26.7	20	16.7	27	22.5	120	437,570	446,632
Year-to-date 2013	28	8.2	80	23.3	74	21.6	73	21.3	88	25.7	343	445,900	462,755
Year-to-date 2012	41	12.9	81	25.4	75	23.5	52	16.3	70	21.9	319	427,500	443,529
Remainder of the CMA													
Q4 2013	9	17.3	9	17.3	6	11.5	8	15.4	20	38.5	52	450,000	473,304
Q4 2012	12	24.5	5	10.2	4	8.2	11	22.4	17	34.7	49	450,263	475,789
Year-to-date 2013	33	20.2	21	12.9	24	14.7	31	19.0	54	33.1	163	450,000	465,956
Year-to-date 2012	34	20.4	22	13.2	15	9.0	29	17.4	67	40.1	167	474,000	489,322
Regina CMA													
Q4 2013	18	6.0	44	14.6	57	18.9	67	22.3	115	38.2	301	472,000	503,542
Q4 2012	30	9.9	73	24.1	59	19.5	55	18.2	86	28.4	303	445,203	468,075
Year-to-date 2013	78	7.6	207	20.2	212	20.7	198	19.3	329	32.1	1,024	452,500	491,292
Year-to-date 2012	155	15.6	212	21.4	180	18.2	164	16.5	280	28.3	991	436,494	462,023

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Fourth Quarter 2013

Submarket	Q4 2013	Q4 2012	% Change	YTD 2013	YTD 2012	% Change
Central	510,277	465,073	9.7	476,841	440,663	8.2
South: Lakeview / Albert Park	--	--	n/a	--	--	n/a
South: Wascana-Univerity	--	--	n/a	--	--	n/a
East	561,381	513,525	9.3	574,145	508,897	12.8
West	--	--	n/a	--	336,767	n/a
Northeast	--	--	n/a	--	357,253	n/a
Northwest	464,757	446,632	4.1	462,755	443,529	4.3
Remainder of the CMA	473,304	475,789	-0.5	465,956	489,322	-4.8
Regina CMA	503,542	468,075	7.6	491,292	462,023	6.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
Fourth Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	249	15.8	376	431	540	69.6	284,744	9.5	293,124
	February	298	24.7	348	439	456	76.3	285,374	4.7	286,103
	March	374	18.4	363	630	546	66.5	287,772	4.5	286,525
	April	443	26.9	377	624	516	73.1	312,873	16.3	305,989
	May	444	10.7	327	762	516	63.4	303,393	2.2	289,034
	June	428	3.9	356	659	516	69.0	312,241	9.3	301,003
	July	386	17.0	337	615	528	63.8	297,708	9.2	297,483
	August	346	-10.8	297	584	528	56.3	304,513	8.4	303,725
	September	265	-28.6	292	535	551	53.0	298,501	9.6	301,984
	October	312	-8.8	299	455	506	59.1	297,688	5.4	299,662
	November	228	-26.7	272	360	534	50.9	309,219	13.2	314,282
	December	179	-20.4	309	264	622	49.7	317,581	15.9	332,692
2013	January	181	-27.3	262	435	535	49.0	299,700	5.3	307,430
	February	219	-26.5	273	512	584	46.7	310,551	8.8	311,151
	March	286	-23.5	303	571	576	52.6	314,353	9.2	313,742
	April	336	-24.2	267	690	519	51.4	316,606	1.2	309,102
	May	420	-5.4	317	910	623	50.9	322,029	6.1	308,318
	June	389	-9.1	337	753	607	55.5	311,471	-0.2	301,074
	July	409	6.0	329	763	642	51.2	311,759	4.7	311,116
	August	370	6.9	335	688	653	51.3	311,860	2.4	311,024
	September	317	19.6	319	627	622	51.3	317,273	6.3	321,054
	October	309	-1.0	298	557	626	47.6	316,810	6.4	319,048
	November	259	13.6	329	410	635	51.8	306,631	-0.8	312,329
	December	197	10.1	322	226	520	61.9	291,755	-8.1	305,411
	Q4 2012	719	-18.1		1,079			306,297	10.6	
	Q4 2013	765	6.4		1,193			306,912	0.2	
	YTD 2012	3,952	1.4		6,358			301,145	8.5	
	YTD 2013	3,692	-6.6		7,142			312,355	3.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2013

		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	149.7	123.5	125.0	4.3	73.3	955
	February	595	3.20	5.24	153.3	123.3	125.0	4.4	73.3	959
	March	595	3.20	5.24	153.3	124.2	125.3	3.9	73.0	955
	April	607	3.20	5.44	153.3	124.8	125.1	3.8	72.7	962
	May	601	3.20	5.34	154.0	125.1	125.3	4.0	72.8	957
	June	595	3.20	5.24	154.5	124.7	125.2	4.1	72.6	961
	July	595	3.10	5.24	154.5	124.6	125.4	4.1	72.6	970
	August	595	3.10	5.24	154.5	124.9	125.9	4.2	72.8	983
	September	595	3.10	5.24	154.5	125.2	126.6	3.9	72.9	985
	October	595	3.10	5.24	154.5	125.6	127.0	3.9	73.0	976
	November	595	3.10	5.24	154.7	125.3	126.9	4.1	72.8	972
	December	595	3.00	5.24	154.5	124.1	127.8	4.3	73.4	957
2013	January	595	3.00	5.24	154.5	124.4	129	4.1	73.7	951
	February	595	3.00	5.24	156.6	125.8	131.0	3.7	74.5	938
	March	590	3.00	5.14	157.7	126.3	131.8	3.5	74.6	933
	April	590	3.00	5.14	158.0	126.5	133.1	3.5	75.2	929
	May	590	3.00	5.14	158.2	127.0	133.3	3.6	75.3	929
	June	590	3.14	5.14	158.4	127.2	134.3	3.7	75.6	936
	July	590	3.14	5.14	158.4	126.9	134.5	3.5	75.4	940
	August	601	3.14	5.34	158.5	126.7	135.3	2.9	75.2	947
	September	601	3.14	5.34	158.5	127.4	135.1	3.0	74.9	957
	October	601	3.14	5.34	159.5	127.7	134.5	3.2	74.6	963
	November	601	3.14	5.34	159.9	127.4	133.4	3.9	74.3	969
	December	601	3.14	5.34		127.2	133.3	4.2	74.3	971

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2014 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Canadian Housing Observer 2013 – 11th Edition Highlighting the State of Canada's Housing

- A complete picture of housing trends and issues in Canada today
- Timely, comprehensive and reliable information and analysis
- Interactive local data tables for over 160 selected municipalities across Canada

Download housing data and/or your FREE copy today!

Go to the source: www.cmhc.ca/observer

64255_2014_Q01